

414 HIGH ST.
P.O. BOX 1100
PHONE 302-629-9173
FAX 302-629-9307

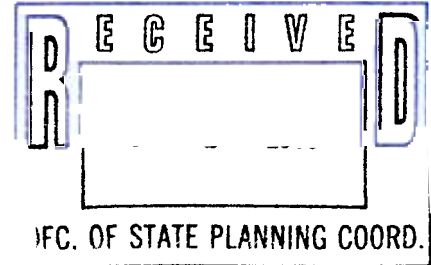
City of Seaford



SEAFORD, DELAWARE 19973

July 26, 2005

Office of State Planning
State of Delaware
Thomas Collins Building
3rd Floor Suite 7
540 S Dupont Highway
Dover, DE 19901



Attention: Dorothy Morris

RE: Comprehensive Plan - City of Seaford

Dear Ms Morris,

Enclosed are the following packets for review:

- City of Seaford 2003 Comprehensive Plan Update
- City of Seaford 2003 Comprehensive Plan Annual Report

In this information enclosed, you will note that it is the City of Seaford's desire to remove the Open Space designation from our 2003 Comprehensive Plan. Our reason behind this submission is the fact that our local zoning ordinance does not have an Open Space designation and the City has no plans at this time to add such to our zoning ordinance.

The packet covers everything you requested for the PLUS review and comment meeting. Please contact our office if you have any questions or need any additional information at (302) 629-9173.

Thank you for assisting us through this process

Sincerely,

City of Seaford

A handwritten signature in dark ink, appearing to read "Dolores J. Slatcher".
Dolores J. Slatcher

City of Seaford

DJS/tlb

Enclosures

Municipal Comprehensive Plan Annual Report

Name of Municipality: The City of Seaford

Date of Plan Certification:

Date of Report: 6/23/05

Please state the municipality's accomplishments in implementing its comprehensive plan over the last year. The City of Seaford has used the comprehensive plan as a tool to direct development to the appropriate locations. Several annexations have occurred during the past year and the zoning designations of the annexed lands were taken from the overall annexation plan outlined in the comprehensive plan. Additionally, one request for rezoning was denied based partly on the fact that it was not in conformance with the comprehensive plan.

2. Title 22, Chapter 7, Section 702, Del Code requires that within 18 months of comprehensive plan adoption, lands be rezoned in accordance with the land uses provided for in the comprehensive plan. Has this process been completed? If not, why? When is it expected to be complete? The land uses denoted in the comprehensive plan were taken from the existing City Zoning Map and as such were in conformance upon adoption except for one exception. The one exception to this is the designation of "open space" in the comprehensive plan's "Land Use Plan" map. The open space designation does not exist in our current zoning ordinance. After discussion of this designation and several options it is felt that changing the comprehensive plan document to reflect current underlying zones that are depicted on the official zoning map of the City of Seaford would be the best course of action. We are currently awaiting updated drawings from our consultants and we would propose to take this designation change through the Planning and Zoning Commission and City Council next month. Several zoning changes have occurred since plan adoption and are further addressed in this report.
3. Has any land been annexed into the municipality since the adoption of the comprehensive plan or the last annual report? ☒ Yes ☐ No

of annexations: 15

of acres annexed: 609.1104

Please list any annexations during this time period.

CITY OF SEAFORD ANNEXATIONS 2003-2005

Case No.	Property Owner	ACRES	Tax Map and Parcel
A-12-03	A. JAY DOLBY	176.361	3-31 4 24; 24.01; 37;37.01;37.02; 37.03;37.04
A-14-04	J. A. MOORE	8.0339	3-31 4.00 23
A-15-4	SEAFORD VOL. FIRE DEPT.	68	5-31 10.00 221
A-35-04	HARI-RAJ PRO.	1.35	3-31 6.00106
A-36-04	ALLAN HANDY	5.7492	3-31 5.00 107;110
A-37-04	ROBERT LORD/ DIANE LORD-SMITH	23.295	3-31 5.00 43; 43.02
A-38-4	BZ BUILDERS, INC	.52	3-31 5.00 12
A-39-04	MARGARET MILLER	4.068	3-31 5.00 40
A-40-04	B&C PROPERTIES	1.4044	3-31 5.19 72;74;74.01;75
A-02-05	CECIL TULL/ VIRGINIA THAWLEY	152.944	5-31 12.00 38
A-03-05	QUILLEN/ KREWATCH	173.5357	3-31 6.00 5
A-04-05	ROBERT DURHAM	7.505	3-31 3.00 193.05; 193.09;193.10; 193.11
A-06-05	BARRY G. HASTINGS	6.774	3-31 3.00 193; 193.12; 3.13
A-07-05	TIMOTHY E. AYRES	9.9602	3-31 6.00 9.03; 9.06;9.01
A-9-05	SEAFORD 36 LLC	36.93	3-31 6.00 4
TOTAL ACREAGE		609.1104	

4. The annual report is the municipality's opportunity to submit any plan corrections or minor plan amendments to the Office of State Planning Coordination for review. Does the municipality have any such corrections or minor amendments to offer at this time? If yes, please describe. (Please note that any amendments to a certified comprehensive plan may be

subject to review under the Preliminary Land Use Service. Major plan amendments may require a more thorough review and/or update of the comprehensive plan) Current plan revisions are as follows:

- A. Addressing the “Open Space” designation in the Land Use Plan map as described above.
- B. Including the areas annexed since plan adoption
- C. Include zoning changes made since plan adoption.

5. Please review the recommendations and implementation items in your comprehensive plan. Indicate on the list which items are complete, underway, or not yet started. Also if there are other comments to add, please include them. The following is a list of the recommendations listed in the plan along with a description of the current status:

- To preserve and enhance Seaford’s historic heritage. Ongoing
- To revitalize Seaford’s downtown area. Ongoing – The City of Seaford continuously sponsors the “Nanticoke Riverfest” a community event located in the downtown district. This yearly event promotes the downtown area and showcases our unique heritage and location on the Nanticoke River.
- To continue and expand Seaford’s role as the primary employment center for western Sussex County. Ongoing. The City of Seaford is the only Municipal entity in Sussex County that has a full time Economic Development Manager whose mission is to attract business and jobs to the City.
- To increase the percentage of single-family dwelling units in order to provide for balanced growth. In process. The City has two single-family subdivisions that recently started construction of their Phase I. This represents a combined total of approximately 200 SFDU’s added to the communities housing stock.
- To improve the safety and mobility of the transportation network. In progress. The City of Seaford is working with transportation officials with respect to the Corridor Capacity preservation initiative and additionally a plan has been developed to address major intersection improvements along the Rout 13 corridor.
- To protect sensitive environmental areas and the water quality of the Nanticoke River. In process. The City is currently evaluating possible WWTP expansions to address proposed development pressures. The current projections are that a doubling of existing plant capacity may be necessary within the next 5 – 7 years. Technology is being considered that will allow an increase in capacity and also a reduction in pollutants.
- To provide safe and adequate public utility services to present and future residents. On going. The City is currently working with developers to plan growth and the associated utility extensions in an efficient and cost effective manor. Additionally, existing systems needs are being planned and implemented through a variety of funding sources.

- To provide housing opportunities for all income ranges. In process. The City encourages potential developers to design efficiently and affordably. Seaford also allows developments with a variety of housing styles, sizes and densities that will promote affordability.
- Department of Motor Vehicles Center in the Seaford area. No progress yet made.
- Request State funding to meet operational costs of "The Seaford Mission". The City has worked with the Mission Officials to obtain capital improvement grants, operational funding has been difficult to obtain.
- Request funding from DNREC to delineate and acquire a site for a future spray irrigation wastewater treatment facility. On going. We along with our City Engineers have attempted to identify a site of suitable location, size and soils, to date this has proven to be difficult. One additional factor that will need to be overcome is rapidly increasing land values. With the preceding in mind, we are in the process of evaluating possible alternatives to spray irrigation.
- Request funding from DNREC to extend water and sewer service to the Ross Business Park and other developing areas. In process. In 2005 the City requested funding from the Delaware Economic Development Strategic Fund to assist with the installation of roads and utilities in the Ross Business Park.
- Request DelDOT to proceed with intersection improvements on U.S. Route 13 and Route 20. In process.
- Request funding from DelDOT to provide sidewalks for school children on Route 13A. In process. In 2002 the City requested that the Department of Transportation evaluate the Route 13A and CR534 (Herring Run Road) corridors and recommend possible traffic and pedestrian improvements.
- Adopt an ordinance to permit mixed-use developments. In process. The City recently revised its R-3 zoning restrictions to permit housing types of a lesser density (R-1 & R-2). This change permits developers to plan and implement developments with a mix of housing types and densities.
- Prepare a study to improve the connection of the downtown historic district with the Nanticoke River. No study has yet been prepared.
- Encourage development of single-family dwellings to ensure balanced growth. In processes. The City has recently had two single-family subdivisions start construction of Phase I. This represents a combined total of approximately 200 SFDUs added to the community's housing stock
- Request assistance of State and County agencies to establish Seaford as the Western Sussex County Employment Center. No progress yet made.

- Establish an Intergovernmental Coordination Zone with Sussex County. No progress yet made
- Continue to work with DelDOT to initiate improvements to U.S.Route 13 with priority given to the intersections as described in this chapter. In progress. The City of Seaford is working with transportation officials with respect to the Corridor Capacity preservation initiative and additionally a plan has been developed to address major intersection improvements along the Route 13 corridor.
- Request DelDOT to proceed with intersection improvements to U.S.Route 20 at U.S. Route 13, Pine Street, Porter Street and Figgs Road. In process. The City has placed emphasis on the intersection improvements identified along the Route 13 corridor.
- Request DelDOT to install curb and gutter and a pedestrian/bikeway along Alternate 13 (Front Street). No progress. We are currently evaluating a more wholeistic approach to improvements required in the area. The City of Seaford has also requested funding for road and bike path improvements, from the Department of Transportation, along Pine Street Extended for the past three years.
- Complete the truck route study and install needed signs. Completed with the assistance of the DOT in 2003.
- Add shoulders to Herring Run Road. A portion of this improvement will be completed during the development of the Mearfield subdivision.
- Complete the separation of the combined sanitary-storm sewers. All of the major separations have been completed. In 2005 a few isolated areas had been detected via smoke testing and a plan to eliminate these areas has been developed and is currently underway.
- Complete improvements to winterize the Arbutus well. No Progress.
- With the assistance of DNREC, undertake a study to locate and acquire a suitable area for a spray irrigation facility to accommodate long-term growth. . On going. We along with our City Engineers have attempted to identify a site of suitable location, size and soils, to date this has proven to be difficult. One additional factor that will need to be overcome is rapidly increasing land values. With the preceding in mind, we are in the process of evaluating possible alternatives to spray irrigation.
- Continue to closely monitor the drinking water quality. On going.
- Work with DNREC to develop a wellhead protection program. In progress.
- Preserve the historic downtown area by ensuring its economic vitality with the use of the Riverfront Enterprise District and the Main Street Program. In progress.

- Request funding for operational cost for the Seaford Mission from The State Division of Health and Social Services. The City has worked with the Mission Officials to obtain capital improvement grants, operational funding has been difficult to obtain.
- Require planning for recreational facilities in any new large projects that are annexed in the future. The City has a master plan for a 40 acre central recreation/sports complex and has implemented several phases of the overall plan. Currently completed portions include the Jays Nest Playground, a flag football field and two men's softball fields.
- Complete additions to the Sports Complex by a combination of City funds and volunteer efforts. In progress. Additional phases have been completed since plan adoption.
- Continue to support the Seaford District Library. On going. A new regional library is currently in the planning stages and the City is working with the Library Committee
- Establish a State Division of Motor Vehicles Center in the Seaford area. No progress.
- Adopt a new zoning category for Mixed-Use or Planned Residential Developments (RPC). In process. The City recently revised its R-3 zoning restrictions to permit housing types of a lesser density (R-1 & R-2). This change permits developers to plan and implement developments with a mix of housing types and densities.
- Require open space and recreational amenities for large new developments. No progress.
- Incorporate natural areas designated by the state in the planning for large developments. No progress.
- Apply for funding to rehabilitate older residential units. No progress.
- Continue efforts to revitalize the Nylon Capital Shopping Center. On going.
- Provide more connections between downtown and the Nanticoke River. On going.
- Designate Seaford as an Employment Center on County and State Plans. Completed. Current County plan has this designation.
- Improve access between U. S. 13 and the Ross Business Park In progress. Currently road construction is in progress that will connect Venture Drive and Market Street to Pine Street Extended (Ross Station Road). This will provide direct connection to the City Truck Route and is within 1.7 miles of U.S. 13.
- Seek state funding to extend utilities in the Ross Business Park. In process. In 2005 the City requested funding from the Delaware Economic Development Strategic Fund to assist with the installation of roads and utilities in the Ross Business Park.

- Consider adoption of a Corridor Overlay Zone for areas of U.S.Route13 within the City limits. No progress.
 - Continue discussions with DelDOT on the Corridor Capacity Preservation Plan. In progress.
 - Discuss the Intergovernmental Coordination Zone with Sussex County. No Progress.
 - Monitor the task force developing a strategy to implement the TMDL regulations for the Nanticoke River. In progress.
 - The City may consider a change of use for the Smoot Farm to a mixed- use community. In progress. The current developer has submitted a plan that will allow for several residential zonings and a commercial component.
 - The City should encourage the County and State to develop more detailed plans for the area south of Seaford along the Nanticoke River and the area north of the City to Route 18. No progress.
 - Participate in the development of the Pollution Control Plan. No Progress.
6. Are there any planning issues that the municipality is currently facing for which the Office of State Planning Coordination may be able to offer technical or financial assistance? (Livable Delaware Grants are available for development and implementation of comprehensive plans) If yes, please describe below. Yes, pending approval by the OSP and City Council the 2003 Comprehensive Plan will need to have its maps updated to reflect appropriate zoning changes for open space designation and new annexed areas. The annexation maps will need to be updated. Some language in the plan will be required to be amended and these amendments shown as a special section to the plan.

On behalf of the City of Seaford, I respectfully submit this comprehensive plan annual report to the Office of State Planning Coordination. The information contained in the report is correct and complete.

Signature of Mayor

Date

Printed Name of Mayor

Seaford Comprehensive Plan

Existing Land Use

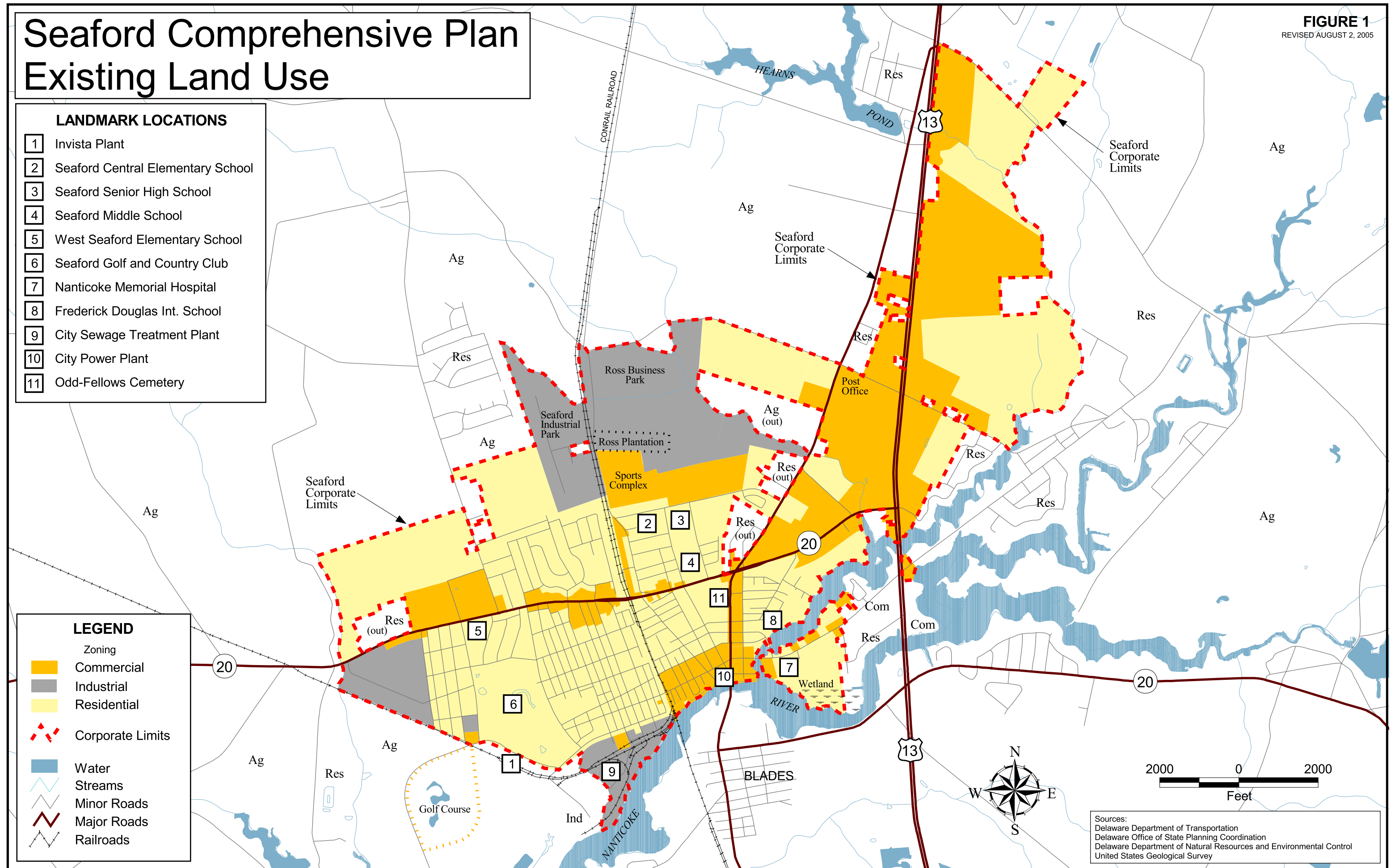
FIGURE 1
REVISED AUGUST 2, 2005

LANDMARK LOCATIONS

- 1 Invista Plant
- 2 Seaford Central Elementary School
- 3 Seaford Senior High School
- 4 Seaford Middle School
- 5 West Seaford Elementary School
- 6 Seaford Golf and Country Club
- 7 Nanticoke Memorial Hospital
- 8 Frederick Douglas Int. School
- 9 City Sewage Treatment Plant
- 10 City Power Plant
- 11 Odd-Fellows Cemetery

LEGEND

- Zoning**
- Commercial
 - Industrial
 - Residential
- Corporate Limits**
- Water**
- Streams
 - Minor Roads
 - Major Roads
 - Railroads



Sources:
Delaware Department of Transportation
Delaware Office of State Planning Coordination
Delaware Department of Natural Resources and Environmental Control
United States Geological Survey

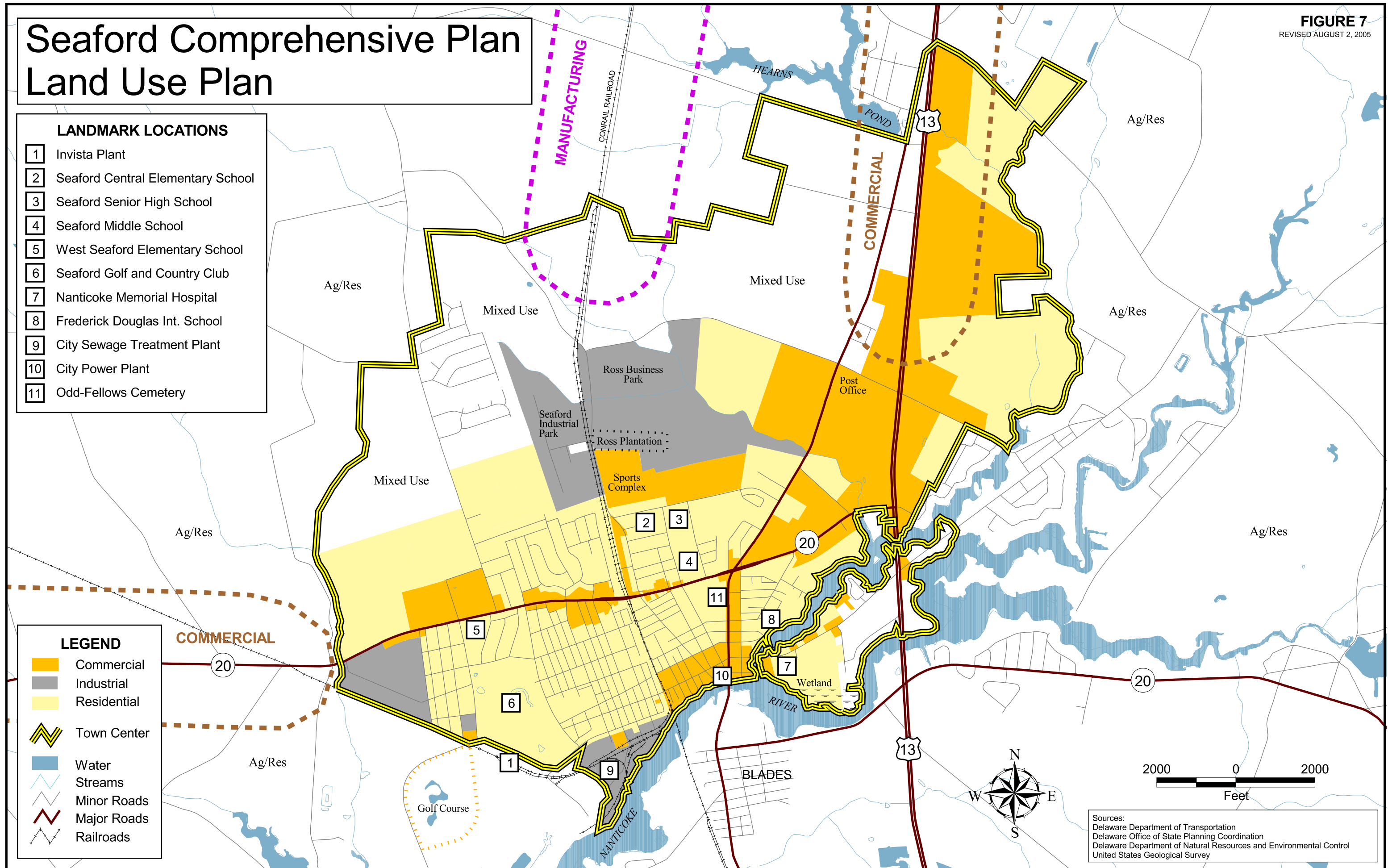
Seaford Comprehensive Plan

Land Use Plan

FIGURE 7
REVISED AUGUST 2, 2005

- LANDMARK LOCATIONS**
- 1 Invista Plant
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- LEGEND**
- Commercial
 - Industrial
 - Residential
 - Town Center
 - Water
 - Streams
 - Minor Roads
 - Major Roads
 - Railroads



Sources:
Delaware Department of Transportation
Delaware Office of State Planning Coordination
Delaware Department of Natural Resources and Environmental Control
United States Geological Survey